

\$825,000 - 437 Auburn Bay Drive Se, Calgary

MLS® #A2247253

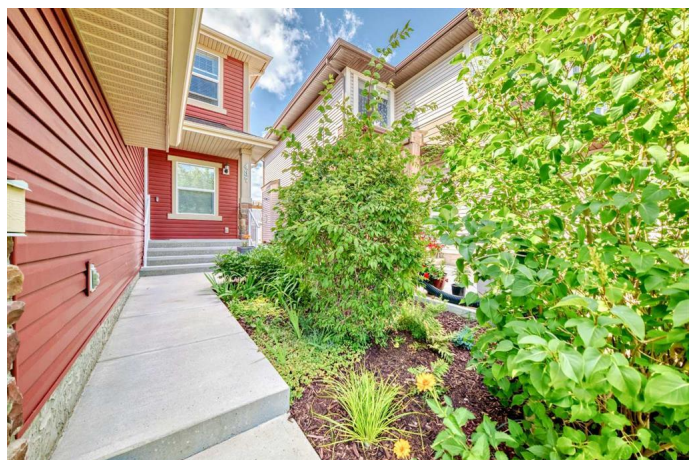
\$825,000

4 Bedroom, 4.00 Bathroom, 2,200 sqft

Residential on 0.10 Acres

Auburn Bay, Calgary, Alberta

Look no further! Welcome to your BEAUTIFUL 3000 sq ft (approximate living space) home in SE Calgary in the family friendly community of Auburn Bay! Come live in a Lake Community where residents enjoy access to the lake sandy beach, playground & tennis courts, bbq areas and other year-round activities. This home is located ACROSS from the SCHOOL and nearby shopping & restaurants, with quick access to major routes (Stoney & Deerfoot), close to the South Health Campus and the Largest YMCA in the World! This home was beautifully renovated throughout in 2024 and the basement developed with City Permits. The renovation included flooring replacement with quality laminate, painting, new blinds, new light fixtures, a French doors office for your home-based business, a major kitchen upgrade with new kitchen appliances & renovated island and the powder room upgrade. As you enter the home, you will find a good size office with a large window for the morning sun. Keep walking to discover an open concept living room with a gas fireplace, a gourmet kitchen with extended central island & new quartz countertops. The dining area is filled with natural light, and it has direct access to the newly refreshed deck with private panels and a new pergola, a beautifully upgraded and maintained backyard, just perfect for family gatherings and weekend BBQs. You can enjoy the afternoon & evening sun in this WEST facing yard. The main floor also has an upgraded powder room, a



mudroom/laundry conveniently located as you enter the home from the insulated double garage. The mudroom extends with a walkthrough pantry right off the kitchen. The upstairs has a large master bedroom that accommodates a king bed with an ensuite 5-piece bathroom and walk-in closet. The top floor has 2 additional good-sized bedrooms, one with its own walk-in closet, another 4 piece bathroom. A beautiful bonus room with oversized windows and French doors (AGAIN!) that provide the perfect space for fun times! You can step out to your beautiful covered balcony to enjoy the sun with your morning coffee. NO CARPETS here, just quality laminate & tiles. The IN-FLOOR HEATING basement, fully developed in 2024, offers a large recreation room, the 4th bedroom and 3-piece bathroom with heated floor and a multi-purpose den.Both the front and the back yard have beautiful well-maintained lush greenery and plenty of flowers: lilac, peonies, roses. Very clean & ready to move in.. we are flexible on possession. Come, visit, buy &enjoy HOME as here is where you are meant to be with your loved ones!

Built in 2013

Essential Information

MLS® #	A2247253
Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,200
Acres	0.10
Year Built	2013
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	437 Auburn Bay Drive Se
Subdivision	Auburn Bay
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3M0M7

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Pantry
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Gas Dryer
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2025
Days on Market	9
Zoning	R-G
HOA Fees	509
HOA Fees Freq.	ANN

Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.